

017.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

747,100 /

747,100

USE VALUE:

747,100 /

747,100

ASSESSED:

747,100 /

747,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MOTT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROOS EMILY G &	
Owner 2: MORELLO TINA M	
Owner 3:	

Street 1: 71 MOTT STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: ROOS EMILY G -
Owner 2: -
Street 1: 71 MOTT STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							12293
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18



USER DEFINED

Prior Id # 1:	12293
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:03:54
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
017.0-0004-0008.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,400	700	6,000.	480,000	747,100	747,100	Year End Roll	12/18/2019
2019	101	FV	215,000	0	6,000.	510,000	725,000	725,000	Year End Roll	1/3/2019
2018	101	FV	215,000	0	6,000.	372,000	587,000	587,000	Year End Roll	12/20/2017
2017	101	FV	215,000	0	6,000.	324,000	539,000	539,000	Year End Roll	1/3/2017
2016	101	FV	215,000	0	6,000.	276,000	491,000	491,000	Year End	1/4/2016
2015	101	FV	201,600	0	6,000.	270,000	471,600	471,600	Year End Roll	12/11/2014
2014	101	FV	201,600	0	6,000.	222,000	423,600	423,600	Year End Roll	12/16/2013
2013	101	FV	201,600	0	6,000.	211,200	412,800	412,800		12/13/2012

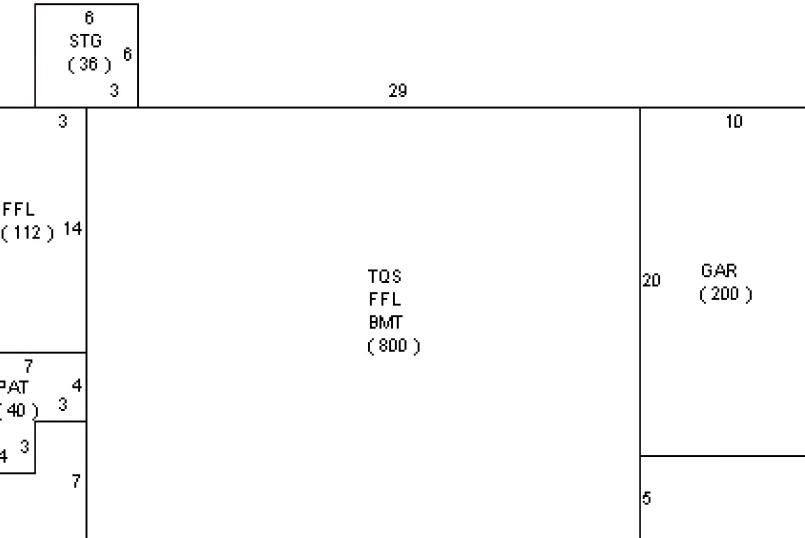
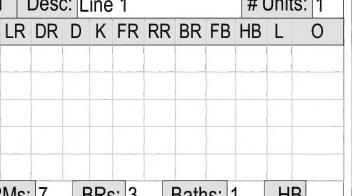
SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
ROOS EMILY G,	60236-471		10/15/2012	Convenience			1	No	No				
STELLA JOHN A	43991-518		10/29/2004	Portion-Asst		450,000	No	No					
STELLA JOHN A/C	41388-418		11/7/2003	Family			99	No	No				
	18548-343		9/1/1987			145,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/4/2018	358	New Wind	7,009	C					7/25/2018	MEAS&NOTICE	PH	Patrick H
7/22/2014	888	Solar Pa	4,000						7/28/2014	External Ins	PC	PHIL C
11/5/1997	667	Manual	2,400					REROOF	5/8/2009	Meas/Inspect	372	PATRIOT
									1/30/2005	MLS	MM	Mary M
									10/29/1999	Inspected	267	PATRIOT
									9/29/1999	Mailer Sent		
									9/29/1999	Measured	243	PATRIOT
									8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																													
Type: 5	- Cape			Full Bath: 1	Rating: Average																																				
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																																				
Foundation: 1	- Concrete			A 3QBth:	Rating:																																				
Frame: 1	- Wood			1/2 Bath: 1	Rating:																																				
Prime Wall: 4	- Vinyl			A HBth:	Rating:																																				
Sec Wall: 1	%			OthrFix: 1	Rating:																																				
Roof Struct: 1	- Gable																																								
Roof Cover: 1	- Asphalt Shgl																																								
Color: WHITE																																									
View / Desir:																																									
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				RESIDENTIAL GRID																													
Grade: C	- Average			Kits: 1	Rating: Average			<table border="1"> <tr><td>1st Res Grid</td><td>Desc: Line 1</td><td># Units: 1</td></tr> <tr><td>Level</td><td>FY LR DR D K FR RR BR FB HB L O</td><td></td></tr> <tr><td>Other</td><td></td><td></td></tr> <tr><td>Upper</td><td></td><td></td></tr> <tr><td>Lvl 2</td><td></td><td></td></tr> <tr><td>Lvl 1</td><td></td><td></td></tr> <tr><td>Lower</td><td></td><td></td></tr> <tr><td>Totals</td><td>RMs: 7</td><td>BRs: 3</td><td>Baths: 1</td><td>HB</td></tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 7	BRs: 3	Baths: 1	HB				
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Totals	RMs: 7	BRs: 3	Baths: 1	HB																																					
Year Blt: 1948	Eff Yr Blt:			A Kits: 1	Rating:																																				
Alt LUC:	Alt %:			Frpl: 1	Rating:																																				
Jurisdct:	Fact: .			WSFlue: 1	Rating:																																				
Const Mod:																																									
Lump Sum Adj:																																									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																													
Avg Ht/FL: STD				Exterior:	No Unit	RMS	BRS	FL																																	
Prim Int Wall: 2	- Plaster			Interior:	1	7	3																																		
Sec Int Wall: 1	%			Additions:																																					
Partition: T	- Typical			Kitchen:																																					
Prim Floors: 3	- Hardwood			Baths:																																					
Sec Floors: 1	%			Plumbing:																																					
Bsmnt Flr: 12	- Concrete			Electric:																																					
Subfloor:				Heating:																																					
Bsmnt Gar:				General:																																					
Electric: 3	- Typical																																								
Insulation: 2	- Typical																																								
Int vs Ext: S																																									
Heat Fuel: 1	- Oil																																								
Heat Type: 3	- Forced H/W																																								
# Heat Sys: 1																																									
% Heated: 100	% AC: 100																																								
Solar HW: Yes	Central Vac: NO																																								
% Com Wall	% Sprinkled:																																								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 017.0-0004-0008.0																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																							
2	Frame Shed	D	Y	1	8X8	A	AV	2017	0.00	T	1.6	101																													
19	Patio	D	Y	1	12X12	A	AV	2015	4.85	T	5	101			700			700																							
More: N				Total Yard Items:				700	Total Special Features:								Total:	700																							